

**DEVELOPMENT SERVICES DEPARTMENT****PROJECT STATUS REPORT**

November 6, 2014

**DISCRETIONARY APPLICATIONS ON FILE**

<b>CASE NO.</b>	<b>STAFF</b>	<b>APPROVAL BODY</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
<b>CHANGED PLANS</b>				
CP 6-14-4508	JM	Staff	<i>Request:</i> Addition of patio/outdoor dining area in a multi-tenant commercial center. <i>Location:</i> 22741 Lambert Street <i>Applicant:</i> John Melkonian	Submitted 6/3/14. Screencheck sent 6/25/14.

<b>CASE NO.</b>	<b>STAFF</b>	<b>APPROVAL BODY</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
<b>SITE DEVELOPMENT PERMITS</b>				
SDP 10-14-4646	JM/BF	Admin	<i>Request:</i> 8-foot tall residential side yard wall <i>Location:</i> 25269 Pana Ct. <i>Applicant:</i> Irena Kennedy	Submitted 10/30/14.
SDP 9-14-4609	CT	PC	<i>Request:</i> Development of 164 attached homes on 17 acres <i>Location:</i> NE Corner of Alton Parkway and Catalina (PA 1A South in Shea/Baker Ranch Area Plan) <i>Applicant:</i> Gina Gordon, Shea Homes	Submitted 10/6/14. See also TTM 17533.

GA – Gayle Ackerman, Director  
CT – Carrie Tai, Senior Planner  
RS – Ron Santos, Senior Planner  
JM – Jennifer Mansur, Associate Planner

CK – Cheryl Kuta, Planning Manager  
BF – Bryan Fernandez, Temporary Associate Planner  
AL – Amanda Lauffer, Planning Intern

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>SITE DEVELOPMENT PERMITS</b>				
SDP 9-14-4596	RS	PC/CC	<i>Request:</i> 52 unit single-family residential development on 5.6 acres <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. See also GPA 9-14-4593, ZC 9-14-4594, TTM 17810.
SDP 8-14-4590	RS	PC	<i>Request:</i> Subdivision of 13.91 acres into 102 numbered lots and 9 lettered lots to develop 102 single family homes <i>Location:</i> West of Alton Parkway/Monarch intersection <i>Applicant:</i> Brooke Doi, Shea Homes	Submitted 8/28/14. Screencheck sent 9/18/14/ Resubmitted 10/13/14. See also TTM 17537. Scheduled for Planning Commission on 11/13/14.
SDP 5-14-4476	CT	PC	<i>Request:</i> Master Landscape Plan for Portola Center <i>Location:</i> Portola Center Area Plan (Saddleback Ranch Road/Glenn Ranch Road) <i>Applicant:</i> Scott Molloy, Baldwin and Sons	Submitted 5/6/14. Screencheck letter sent 6/5/14. Applicant meeting with Portola Hills HOA. Scheduled for Planning Commission on 11/13/14.
SDP 6-12-2697	JM	Staff	<i>Request:</i> Request to legalize additions to Avila's El Ranchito Restaurant <i>Location:</i> 24406 Muirlands Blvd. <i>Applicant:</i> Sal Avila	Submitted 6/28/12. Screencheck sent 7/26/12. Resubmitted 10/22/13. Screencheck sent 11/20/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>USE PERMITS</b>				
UP 10-14-4628	BF	PC	<i>Request:</i> Hookah lounge with shared parking study <i>Location:</i> 20672 Lake Forest Drive <i>Applicant:</i> Adel Hijazi	Submitted 10/13/14.

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CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>USE PERMITS</b>				
UP 6-14-4536	RS	PC	<i>Request:</i> Increase height of existing faux-pine tree wireless communication facility by 15 ft.; add additional antennas/equipment for new carrier. <i>Location:</i> 22542 Shannon Circle <i>Applicant:</i> Ross Miletich – Core Communications for Verizon Wireless	Submitted 6/27/14. Screencheck sent 7/21/14. Resubmitted 9/4/14. On hold at applicant's request as of 10/2/14.
UP 7-13-3463	SR	PC	<i>Request:</i> Attended recycling center at Heritage Hill shopping center. <i>Location:</i> 21751 Lake Forest Drive <i>Applicant:</i> Roy Hasson, Permit Advisors	Submitted 7/12/13. Screencheck sent 8/12/13. Resubmitted 10/17/14.
UP 4-13-3260	RS	PC	<i>Request:</i> Use Permit for contractor storage yard. <i>Location:</i> 23281 Cherry Avenue <i>Applicant:</i> Jeffrey Gill	Submitted 4/10/13. Screencheck sent 5/10/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>PLANNED SIGN PROGRAM</b>				
PSP 9-14-4604	SR	PC	<i>Request:</i> Planned Sign Program for new residential development <i>Location:</i> 61-71 Auto Center Drive (Brookfield "El Paseo") <i>Applicant:</i> Cheryl Casanova	Submitted 9/16/14. Screencheck sent 9/30/14. Resubmitted 10/9/14. Scheduled for Planning Commission 11/13/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>PLANNED SIGN PROGRAM</b>				
PSP 8-14-4574	RS	PC	<i>Request:</i> Revisions to existing Planned Sign Program to add new monument sign types and locations <i>Location:</i> 24280-24400 Swartz Drive (El Toro Square) <i>Applicant:</i> Anney Rosenthal-Hall	Submitted 8/12/14. Screencheck sent 9/9/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>TENTATIVE MAPS</b>				
TTM 17533	CT	PC	<i>Request:</i> Subdivision of 17 acres for 164 attached homes <i>Location:</i> NE Corner of Alton Parkway and Catalina (PA 1A South in Shea/Baker Ranch Area Plan) <i>Applicant:</i> Gina Gordon, Shea Homes	Submitted 10/6/14. See also SDP 9-14-4609.
TTM 17810	RS	PC/CC	<i>Request:</i> Subdivision of 5.6 acre site for development of 52 single-family homes. <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. See also GPA 9-14-4593, ZC 9-14-4594, SDP 9-14-4596.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>TENTATIVE MAPS</b>				
TTM17537	RS	PC	<i>Request:</i> Subdivision of 13.91 acres into 102 numbered lots and 9 lettered lots to develop 102 single family homes <i>Location:</i> West of Alton Pkwy/Monarch intersection <i>Applicant:</i> Brooke Doi, Shea Homes	Submitted 8/28/14. Screencheck sent 9/18/14 Resubmitted 10/13/14. Scheduled for Planning Commission on 11/13/14. See also SDP 8-14-4590.
TPM 8-14-4580	CT	PC/CC	<i>Request:</i> Subdivision of 3.06 acre commercial site into three parcels <i>Location:</i> northeast corner of Alton Parkway and Rancho Parkway South (Baker Ranch Planning Area 1A) <i>Applicant:</i> Richard Boureston	Submitted 8/14/14. Screencheck sent 9/5/14. Resubmitted 9/25/14. Scheduled for Planning Commission on 11/13/14.
TTM 17331	CT	PC/CC	<i>Request:</i> Amendment to approved Tentative Tract Map 17331 to reconfigure parcel 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also AP 12-13-3733. Screencheck sent 1/16/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>TENTATIVE MAPS</b>				
TTM 17707	CT	PC/CC	<i>Request:</i> Subdivision of approximately 30 acres for single family and multi-family residential development. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties.	Submitted 12/16/13. See also GPA 12-13-3705 and ZC 12-13-3706. Screencheck sent 1/16/14. Resubmitted 3/3/14. Planning Commission workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Tentatively scheduled for Planning Commission review 12/11/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>AREA PLANS</b>				
AP 12-13-3733	CT	PC/CC	<i>Request:</i> Amendment to approved Serrano Summit Area Plan to reconfigure Planning Area 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also TTM 17331. Screencheck sent 1/16/14.
AP 11-11-2261	CK	PC	<i>Request:</i> Area Plan to allow interim use of undeveloped property which is a former sand and gravel mine <i>Location:</i> Northwest corner of Portola Parkway and Rancho Parkway <i>Applicant:</i> Larry Tucker, Baker Ranch Properties, LLC	Submitted 11/29/11. Scheduled for Planning Commission review 5/9/13. Continued to 6/27/13. Removed from calendar.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>GENERAL PLAN AMENDMENTS</b>				
GPA 9-14-4593	RS	PC/CC	<i>Request:</i> Change 5.6 acre site from Light Industrial to Low-Medium Density Residential <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. See also ZC 9-14-4594, TTM 17810, SDP 9-14-4596.
GPA 12-13-3705	CK/CT	PC/CC	<i>Request:</i> Amend General Plan Land Use designation to allow residential development on a property currently designated for Commercial Uses. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also ZC 12-13-3706. See also TTM 17707, ZC 12-13-3706. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission Workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Tentatively scheduled for Planning Commission review 12/11/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>ZONE CHANGES</b>				
ZC 9-14-4594	RS	PC/CC	<i>Request:</i> Rezone 5.6 acre site from Pacific Commercentre P.C. – High Technology to residential (designation to be determined) <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. See also GPA 9-14-4593, TTM 17810, SDP 9-14-4596.
ZC 12-13-3706	CT	PC/CC	<i>Request:</i> Amend Zoning designation to allow residential development on a property designated for Urban Activity Uses in the Baker Ranch Planned Community. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also GPA 12-13-3705. See also TTM 17707, GPA 12-13-3705. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Scheduled for Planning Commission review 12/11/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>OTHER</b>				
Street Names	CT	CC	<i>Request:</i> Street names for Shea/Baker Ranch Phase 2	Submitted 10/28/14. Tentatively scheduled for City Council on 12/2/14.
Street Names	CT	CC	<i>Request:</i> Street names for Portola Center	Submitted 10/10/14. On hold at applicant's request.



CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>ZONE CHANGES</b>				
PCN	JM/GA	Staff/PC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 21721 Lake Forest Drive (Mobil Gas Station) <i>Applicant:</i> JHM Lake Forest Petroleum Corp.	Submitted 3/24/14. Denied 4/23/14. Appeal filed 5/2/14. Scheduled for Planning Commission review 6/12/14. Applicant requested continuance to 8/28/14. Continued to 8/28/14. Planning Commission approved 8/28/14. Appeal filed 9/17/14. Applicant requested hearing date on 12/16/14 as first available date due to scheduling conflicts.
PCN	JM/GA	Staff/PC/CC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 23829 El Toro Road (99Cent only Store) <i>Applicant:</i> Alcoholic Beverage Consulting	Submitted 9/16/13. Screencheck sent 9/24/13. Resubmitted 1/6/14. Denied 3/12/14. Appeal submitted 3/27/14. Planning Commission hearing on appeal 4/24/14 continued to 5/8/14, continued to 6/12/14, continued to 7/10/14. Planning Commission issued determination of PCN on 7/10/14. This action is subject to a 15 day appeal period which ends on July 28, 2014. Appeal filed 7/28/14. Scheduled for City Council hearing on 9/2/14, continued.
PCN	JM/GA	Staff/PC/CC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 26542 Towne Centre Drive (99Cent Only Store) <i>Applicant:</i> Alcoholic Beverage Consulting	Submitted 9/16/13. Screencheck sent 9/24/13. Resubmitted 1/6/14. Denied 3/12/14. Appeal submitted 3/27/14. Planning Commission hearing on appeal 4/24/14 continued to 5/8/14, continued to 6/12/14, continued to 7/10/14. Planning Commission denied PCN determination on 7/10/14. This action is subject to a 15 day appeal period which ends on July 28, 2014. Appeal filed 7/28/14. Scheduled for City Council hearing on 9/2/14, continued.